

GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Registration and Stamps Department – Exemption from payment of Stamp Duty including Transfer Duty and Registration Fee to an amount of Rs.5,000/- in respect of registration of un-registered sale deeds (Sada Bainamas) made by small and marginal farmers in Nizamabad District under Bhu-Bharati programme duly following the procedure prescribed for remittance of fee etc. in the Andhra Pradesh Rights in Land and Pattadar Pass Book Act, 1971- Notification – Issued.

REVENUE (REGISTRATION-II) DEPARTMENT

G.O.Ms.No. 314

Dated 12-06-2013.
Read the following:-

- 1) G.O.Ms.No.757, Revenue (Registration-I) Dept., dated 18-12-2001.
- 2) From the Special Chief Secretary and Chief Commissioner of Land Administration, A.P., Hyderabad. Letter No.BB-7/6838/2008, dated 21.11.2011.

-:S:-

ORDER:

Whereas in the letter 2nd read above, the Special Chief Secretary and Chief Commissioner of Land Administration, A.P., Hyderabad has informed that in Nizamabad district, the prestigious Bhu-Bharati project is under implementation and it has to be completed in a time bound manner, for which they need to regularize the Sada Bainamas i.e., unregistered sale deeds which otherwise require registration for admissibility or validity. He requested to exempt small and marginal farmers from payment of Stamp Duty and Registration Fee for regularization of unregistered documents under Bhu-Bharati programme in Nizamabad district.

The Government after examining the matter, have considered the request of the Special Chief Secretary and Chief Commissioner of Land Administration to regularize the transactions by un-registered sale deeds (**Sada Bainamas**) under Bhu-Bharati programme in respect of small and marginal farmers who are in actual and physical possession in rural areas of Nizamabad district by exempting from the payment up to an amount of Rs.5,000/- towards Stamp Duty including Transfer Duty and Registration Fee on the following conditions:

- (i) The concerned Tahsildar invites the applications from the small and marginal farmers who are willing to regularize the unregistered sale deeds by wide publicity through beat of tom tom.
- (ii) The Tahsildar will file the unregistered papers (originals only) with the Sub-Registrar concerned after thorough enquiry as per procedure under the Record of Rights Act.
- (iii) The concerned Sub-Registrar will verify and determine the Stamp Duty, Transfer Duty and Registration Fee amount to be collected for each transaction and send to the Tahsildar concerned.
- (iv) If the total amount of Stamp Duty, Transfer Duty and Registration fee is less than Rs.5,000/- the entire amount is exempted for each case of regularisation. If the total amount exceeds Rs.5,000/-, the Tahsildar will collect the balance amount from the concerned small and marginal farmers and remit the amount to Government through the challan to the relevant Head of Account.
- (v) The Challan and relevant papers will be handed over to the Sub-Registrar for registration.
- (vi) The Sub-Registrar will take up registration and the documents will be sent to Tahsildar.

P.T.O.

- (vii) The Tahsildar will issue certificate and hand over all papers to the concerned ryots.
- (viii) The cutoff date for completing the regularization of un-registered documents is 31-08-2013 or three (3) months from the date of issue notification whichever is later.

Accordingly, the following notifications will be published in an Extraordinary Issue of the Andhra Pradesh Gazette, dated 18.06.2013.

NOTIFICATION – I

In exercise of the powers conferred by clause (a) of sub-section (1) of section 9 of the Indian Stamp Act, 1899 (Act II of 1899), the Government of Andhra Pradesh hereby remits the Stamp Duty including Transfer Duty and Registration fee up to Rs.5,000/- (Rupees five thousand only) chargeable under the said Acts and payable for registration of un-registered sale deeds (Sada Bainamas) by small and marginal farmers who are in actual and physical possession in rural areas of Nizamabad district under Bhu-Bharati programme.

NOTIFICATION – II

In exercise of the powers conferred by section 78 of the Registration Act, 1908 (Act XVI of 1908), the Government of Andhra Pradesh hereby makes the following amendment to the “Table of Fees” under Registration Fees issued in G.O.Ms.No.757, Revenue (Registration-I) Department, dated the 18th December, 2001 and published at pages 1 to 10 of Part I of Extraordinary issue of the Andhra Pradesh Gazette, dated the 20th December, 2001 as subsequently amended from time to time.

AMENDMENT

In the said “Table of Fees” in Article 3, after clause Y (CLXXVII) the following clause shall be added, namely:-

“Y.(CLXXVIII) No registration fee shall be leviable on the registration of un-registered sale deeds (Sada Bainamas) made by small and marginal farmers, who are in actual and physical possession in rural areas of Nizamabad district under Bhu-Bharati programme.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

VINOD K. AGRAWAL,
PRINCIPAL SECRETARY TO GOVERNMENT.

To

The Commissioner of Printing, Stationery and Stores Purchase (Printing Wing),
A.P., Hyderabad (He is requested to publish the notification and furnish 50 copies each to the Commissioner and Inspector General of Registration and Stamps, A.P., Hyderabad and Chief Commissioner of Land Administration, Hyderabad and also (25) copies to the Government.

The Special Chief Secretary to Govt. and Chief Commissioner of Land Administration,
Nampally, Hyderabad

The Commissioner and Inspector General of Registration and Stamps, A.P., Hyderabad.

Copy to: The District Collector, Nizamabad, Nizamabad District
Revenue (SS) Department.
Law (E) Department.
P.S. to Chief Minister.
P.S. to M.(Revenue).
P.S. to M.(R&S).

SF/SC.

// Forwarded :: By order //

SECTION OFFICER.